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4-21

1924

Department of { Crown Lands

OFFICE

STATION Chipanda

No. 964	
Dated 29.8.24	

	Date **In**
To whom sent	**Given for copying**
	Copied 11th Dec
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	Signed
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(SUBJECT.)

Assignment - House sites (South Kawa

Kalomo town - Government

clerks - sanctioned - G.O. communica

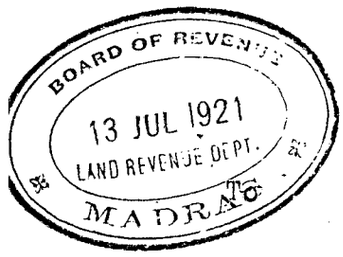
Not to be filled in the case of permanent records.

R.O.C.No.1278-21-V.2. South Kanara Collector's Office,

Mangalore, 9th July 1921.

B 2857

From



R. H. Ellis, Esquire, I.C.S.,

Collector of South Kanara.

The Secretary to the Board,

Land Revenue, Madras.

Assignment of land - Karkal Town under house-site rules - Clerks in Government service - Sanction for assignment solicited.

I regret to inform the Board that Mr. Vibert's proposals referred to in this office letter Ref.C.No.3513/Rev/15, dated - 19th May 1917, and approved by the Board in its Proceedings --- No.809 Mis., dated 15th June 1917, could not yet be carried into effect, as all the then applicants who consented to take the - land in Blocks Nos. I and IV under the terms dictated then, --- except one, have failed to take up the land. The accepted -- person has obtained one acre in Block No. IV and has constructed a house which is still incomplete. I now consider that no one is likely to come forward to accept the land under the terms. I therefore propose to assign the remaining land in Block IV to Government servants i.e. clerks at the ground rent rate of --- Rs. 6/- per acre under the house-site rules contained in G.O.No. 3375, dated 20th November 1913, free of site value as the Taluk office is situated in a very isolated place where there are no houses available for hire and thus the Taluk clerks are put to much difficulty. I also propose to restrict the assignment by the following clause inserted "alineation will not be allowed at any time except with Collector's sanction which would be, of course, granted in cases of transfer to another office." Two clerks of the Taluk office have already consented to take up -

pp15-17 of (E)

(E)

pp18-19 of (E)

* sketch at p.40 of (E)

(T)

land at the rate of half an acre each under the above conditions. I hope some more will come forward. I therefore -- recommend that my proposal may be approved.

A/Mambian
11-7-21
For Collector.

M. S. R. /9-7.

Ref 11/7/21 Attr 11.7.21

13 JUL 1921

Assignment - House sites - (South Kanara) - Karkal town - Clerks in Govt service — Private sale - all is proposal - Approved

B. 285 1/21

Rev (Mist)

The Collectors proposal is approved

The Coll: of South Kanara

Assignment - Land - (South Kanara) - Karkal town - House sites - Clerks in Govt. Service - Private sale.

B 2851/21 —— Q.

Reference. B 2851-21-1 dt 5.8.21

pp 2-3 of (C)

In September 1916, the Collector of South Kanara (Mr. R.T.B. Griffy acting) reported that there were no suitable residences for the Taluk officials at Karkal within a radius of 1½ miles of the new Taluk office and that it would be costly to build quarters for them departmentally.

p. 2 of (C)

He stated that there were persons who would undertake to build suitable residences for the use of the Taluk Officials within the town limits, if sites were assigned to them at a nominal ~~market~~ value.

pp 4-5 of (C)

The Board considered that the Collector's proposal was not calculated to achieve its object in as much as there was no guarantee that the assignees would let the houses only to clerks, charge reasonable rents an.

Dept Thr 6/8

up the buildings in repair or that the clerks would occupy them. Therefore ordered that the sites should be sold in auction under the ordinary rules reserving enough for Govt purposes and residences. pp 4-5 of (C)

Again in November 1916 Mr. Vicat, then permanent Collector of South Kanara, addressed the Board on the same subject but made detailed proposals, stating that his predecessor had not put the matter very fully before the Board. He reported that his proposal was not merely theoretical but had a definite certainty about it and that by it quarters would be provided for the Taluk Officials. He therefore pressed that his proposals might be accepted. pp 2-5 of (E)

His proposal which was noticed that the private sale of certain lands adjoining the new taluk office building at Karkal should be sold subject to the payment of ground rent at Rs 6.0.0 per acre and an initial payment of Rs 100.0.0 per acre to persons who undertook to Construct p. 11 of (E) & § 5.

p. 15 of (E) § 2

within twelve months, houses suitable for the residences of Taluk Officials. He also reported that six ~~gentlemen~~ of Karkal had ~~put in applications~~ agreed to take ~~those~~ lands on the usual conditions. The Board ~~the Govt~~ approved the Collector's proposal.

p. 16 of (E) §2

(E)

The present Collector (Mr. R. H. E...) now reports that Mr. Hebbar's proposals could not be carried into effect as all those ~~applicants~~ but one of who had consented to take up the land had withdrawn their ~~under the terms~~ declared ~~them~~ (laid down), except one, ~~who~~ ~~failed to take up the lands~~ held back. He considers that no one is likely to ~~come forward to~~ accept the land under the terms and therefore proposes to assign the lands to Gowda clerks free of initial payment and but subject to an annual ground rent of Rs 6.0.0 per ac. He also proposes to restrict the alienation of these assignments by the insertion of ~~assignment by the following~~ clause ~~in~~ that alienation will not be allowed at any time

p. 1 C. 7

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except with the Collectors sanction
which ~~will~~ be granted in cases
of the assignee station
of transfer, to another ~~office~~. The
Board thinks that the Collector's
~~two~~ may be accepted, but would add the condition
the transferee should
ficial stationed
at Kerkal

W
4-8

14. 5.8.21

Gouch R.D.

Bn.
6.8.21

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Sectt. II-26 (a)—29,692—11-2-21.

Received 23 AUG 1921 192 . Registered B 345-3 192

Abstract.

Assignment - Land (South Kanara) - Karkal taluk - Karkal town - house sites - Government clerks - Sanctioned.

REVENUE DEPARTMENT.

G.O. No. 1881 Mis. dated 19th August 1921.

ENCLOSURE

No.

READ the following papers :—

From the Board of Revenue, Land Revenue, Refce.No.B 1851/21-1 dated the 5th August 1921.

O R D E R.

The Government sanction the assignment of the lands near the Taluk office building at Karkal, South Kanara District to the Government clerks in the town in suitable plots for use as house-sites

2. The assignment will be free of initial payment but subject to an annual ground-rent of Rs.6-4-0 per acre revisable at resettlements and subject also to the following conditions:--

(1) The land shall not be alienated without the previous sanction of the Collector who shall permit alienation only by a Government official transferred from Karkal and in favour of Government officials stationed at Karkal.

(2)

(2) In the event of the acquisition of any portion of the land by the Government the compensation payable shall not exceed the initial cost or the value at the time of acquisition, whichever shall be less, of the buildings erected on the land at the cost of the assignees.

(By order of the Governor in Council)

E.S.Lloyd,
Acting Secretary to Government.

To the Board of Revenue, Land Revenue.

Forwarded to the Board of Revenue, Land Revenue.
(By order)

Superintendent.

P.P.H.20-8-21.
VA. 20-8-21
Assignment - House sites (South Kanara) - Local Town - Court clerks - Sanctioned - P.C. Communicated.

B 3456/21 — A.
Res(His) 964/98/21
Communicated to the Collector of South Kanara with reference to his letter R.O.C. No 1278-21-V.2 dated 9.7.1921.

To
The Collr of South Kanara

Assgt. - Land (S.Kanara) - Karkal town - House sites - Clerks in Govt. service.

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B. 285/21

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(Thro' A/S and P.S.C section) BN 20/7/21 (T)

To A/S.

G.O.No. 3379, Rev. d/20-11-13 applies to the landless poor and that to ~~village~~ sites ~~and~~ not ~~to~~ without towns. Even if these provisions are extended to the present case the point is whether the scheme is workable. The 1st difficulty is about ensuring that the clerks do build. They may not be able to do this independently without advances from Govt. About advances, 1st question is whether Govt. can afford this in the present financial condition. 2nd is whether the clerks can easily pay it back. Even supposing that they can build without advances ~~xxxxxx~~ there is the question of alienation which has to be prohibited. No property can have its proper value with this condition against alienation attached to it and it is problematical whether any clerk wld. be serious about investing money on a building which cannot fetch its proper market value at any time for the sole object of obtaining a temporary convenience. Grant of sites free of site value and building advances (which are without interest) may perhaps be some inducements.

For orders. Ref^ce is also solicited, B. Po. Nos. 617 Mis 21-5-20 and 542 Mis 15.5.21

BN 29.7.21

20.7.21 21/7

For NOT a ~~mere~~ temporay convenience only Under the Collrs condn. sale is prmitted when clerk is transfd. But this condn is more liberal than that recomd by Bd. and does not provide against sale to other than Govt servants. withot wh objec in view cant be secured. Collr may be asked if clks take under condns in(_B) Only few cases. Govt.

may grant advances under rules.

23/8/21

Possibly the whole scheme is open to serious objection. If clerks are merely given advances for house building there is no guarantee that they will build houses that will last and there may be trouble if they are transferred where they pay off the advance as their successors may not be willing to take over the houses and the responsibility.
Financially perhaps it will be sounder for Govt. to build over the houses: the cost will not be very much greater and there will be infinitely less trouble

Bdle refers dated 5.8.1921
C.O. 1881/Mis. Rec'd 19.8.21

TO A.S.

Draft at p. 8 C.F.

P.S. 23.8.21

P.S. 24.8.21

pp 3-6 C.F.
pp 7-8 C.F.

(Thro' P.S.C.)

I do not see why Govt should not make the experiment his proposal will cost us nothing

26/8/21

TO A.S.

(Thro' Selection Cttee)

Draft for

2.8.21

Draft sub.

2. Coll's proposal involves waiving of site value and reduction of ground rent below the minimum (Rs12-8-0) Sanction of Govt is nec.

Passed by A.S.

7.8.21